Karen Johnson
Batch # 1467690
09/03/2026 10:05:29 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260903-0081650

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Lionel and Sharon Lillicrap 204 Lucas Lane Brentwood, TN 37027	New Owner	Map 103, Group 06-0, Parcel 124

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Robert Christopher Thomas and Lauren Edwards Thomas, husband and wife,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Lionel Lillicrap and wife, Sharon H. Lillicrap,** all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in Davidson County, being Lot No. 45, on the Plan of Brookside Courts Addition No. 2, of record in Plat Book 1835, Page 47, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property inadvertently conveyed to Robert Christopher Thomas and Lauren Edwards Thomas, husband and wife, from Charlie Shannon and Brittany Shannon, husband and wife, by Warranty Deed, of record in Instrument No. 20240930-0075348, Register's Office for Davidson County, Tennessee.

The purpose of this Quitclaim Deed is to convey any interest the Grantors have in Lot 45 of Brookside Courts Addition No. 2 that was mistakenly conveyed to Grantors in Warranty Deed of record at Instrument No. 20240930-0075348, Register's Office for Davidson County, Tennessee.

This is improved property known as **215 White Bridge Road, Nashville, TN 37209.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 1 day of September, 2026.

GRANTOR:

Robert Christopher Thomas

Lauren Edwards Thomas

STATE OF North Carolina
COUNTY OF Moore

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Robert Christopher Thomas and Lauren Edwards Thomas,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 1st day of September, 2026.

Tabitha Nicole Branson
NOTARY PUBLIC

My Commission Expires: 16 NOV 2026.

TABITHA NICOLE BRANSON NOTARY PUBLIC MY COMMISSION EXPIRES 11/16/2026 CHATHAM COUNTY, N.C.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 2nd day of September, 2026.

NOTARY PUBLIC

My Commission Expires: _____

J ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 09-07-2026